

**FERRY COUNTY PLANNING COMMISSION
REGULAR MEETING
March 10, 2010**

Chairwoman Tamra Stevens called the Regular March 10, 2010 meeting of the Planning Commission to order. Commissioners Lorna Johnson, Carmen Peterson, Gary Howden, John Hamilton and Bob Kirkham were also present. Irene Whipple was present from the Planning Department. Commissioner Joe Bond was present.

❖ **Wilson Boundary Adjustment & Reasonable Use Review:**

- The Wilsons own lots 4-11 of Miyoko Point long plat. They want to boundary adjust all the lots together. This would be good as the lots are quite small. After a brief discussion, Bob Kirkham moved to approve the boundary adjustment. Lorna Johnson seconded the motion with all in favor of the motion.
- The Wilsons then showed their proposal to build a house at 50' from Curlew Lake, also showing the proposed septic field which the health department has approved. The lots are narrow and it would be impossible to meet current set backs from the lake. After discussion, Lorna Johnson made a motion to approve the reasonable use to build the house no closer than 50 feet from the ordinary high water mark. Bob Kirkham seconded the motion with all in favor of the motion.

❖ **Family Exemption Question:** A couple owned some property together. They then got a divorce and the wife gave the husband the property and he paid her money to make the transaction equitable. He has defaulted on payment of the money to his ex-wife, so they now want to split the property in half. Would a family exemption apply? The Planning Commission discussed the matter. As they have been divorced since 2008, the family exemption would not apply. They will need to divide their property into parcels greater than 20 acres or do a short plat.

❖ **Review of Minutes from 1/13/10:** After discussion, the following changes to the minutes were approved. Lorna Johnson made a motion to accept the minutes as corrected. Bob Kirkham seconded the motion.

- Page 2 of the minutes under bullet for Page 2-2, bullet 2, change the word “preserve” to “protect”.
- Page 3 of the minutes under bullet for Page 4-2, Critical Habitat, change “come back to this definition” to “check to see if this term is used later”.

➤ *The following errors were found when making the corrections to the minutes. These changes will be submitted to the Planning Commission for approval at the next regular meeting.*

- Page 3 of the minutes combine corrections about changing “Department of Community Development” to “Department of Commerce” by adding “#9 & #10” to Page 3-3, #7. This will allow the last two bullets in that section to be deleted.

- Page 3 of the minutes, under both of the page 4-1 Agricultural Land bullets, change to read, “Match the definition in the Development Regulations Ordinance”, not “Change to match the definition in the Critical Areas Ordinance”.
- Page 4 of the minutes, under page 4-5, change “Manufactured Housing” to “Manufactured Home” as the definition was changed to match the Building Application.

❖ **Compliance Issues:** Commissioner Bond and the Planning Commission would like Steve Graham to attend the Planning Commission meeting on March 24, 2010 so they can discuss compliance issues with him. Commissioner Bond will discuss this with him. Also there was dissatisfaction that the Growth Management Hearings Board members tend to leave compliance hearings early, often leaving only one member to conduct the hearing after only a short period.

- There was a Compliance Hearing on Case 09-1-0012, GMA vs. SMA, but we have not heard on this yet.
- We have been found in compliance in Case 04-1-0007c, on our riparian buffers on Type 1 & 2 Waters.
- Case 97-1-0018 regarding Habitats and Species of Local Importance, we are still out of compliance, as well as areas adjacent to and within polygons, and regarding consistency of the Critical Areas Ordinance with the Comprehensive Plan. WDFW does not require buffers adjacent to polygons. We are asking them to provide us with documentation on this. Attorney Steve Graham will assist with this. We need to come into compliance in August.
- Case 01-1-0019, regarding Agricultural Lands of Long Term Commercial Significance, we haven’t heard from the Growth Management Hearings Board.
- Case 06-1-0003, we are still found out of compliance on low-intensity land use on wetland buffers allowing agricultural uses and habitats and species of local importance This is the same issue as 97-1-0018. Compliance here is due June 1, 2010.
- It appears as if the 3 year extension to update the Comprehensive Plan will be approved by the Washington Legislature. Since they are moving well on the update, Irene Whipple recommends that the Planning Commission continue their work on it.

❖ **Comprehensive Plan Update:** The following changes were agreed upon by consensus:

- **Section 2, page 2, Mandatory Elements:** Do not add “Economics” and “Parks and Recreation Facilities” to mandatory as they were added in error. Add them to Optional Elements. Delete “recreation” from optional elements to avoid redundancy.
- **Section 2, page 3:** Delete the entire page as this is addressed later in the Comprehensive Plan.
- **Section 3.1.7, page 8:** Delete “Ferry County Forward” as it no longer exists.

- **Section 3.1.1, page 3, #4:** Change the first sentence to read, “4. Ferry County shall give priority to agricultural lands when considering urban growth areas and delete the last sentence.
- **Section 3.1.4, page 5, #7:** Add the word “that” after “and endeavor to ensure”.
- **Section 3.1.4, page 5, add Policy #2:** “The County will work with Federal and State land management agencies and State Department of Transportation, to coordinate their internal roads with county and state roads.”
- **Section 4:** Add the definition for “Aquifer Recharge Area” from the Critical Areas Ordinance.
- **Section 4:** Change the definition of Conserve to “Managing for long-term use.” This definition should also be added to the Critical Areas Ordinance.
- **Section 4:** Instead of referring “Preserve” to the definition of “Conserve”, change to, “Permanently secure”.
- **Section 4, page 2:** Change the definition of “Coordination” to, “Consultation and cooperation among local jurisdictions, federal and state agencies, or as defined by federal law (Federal Land Policy Management Act and National Forest Act).
- **Section 4, page 2:** Leave Critical Habitat.
- **Section 4, page 4:** Search for “Domestic Water System” to see if it is used.
- **Section 4:** Search to see if “Species of Local Importance” and “Habitats of Local Importance” show up individually or if they are always combined.
- **Section 4:** Add the definition for LAMIRD from the Development Regulation Ordinance.
- **Section 4:** Change the definition of “Master Planned Resort” to match the Development Regulations and Critical Areas Ordinance.
- **Section 4:** Add a definition for “May: A permissive word for an optional course of action.”
- **Section 4, page 4-6:** Match the definition for “Open Space” to the definition in the Development Regulations Ordinance.
- **Section 4:** Leave “Priority Fish & Wildlife Habitat” changed to match the Critical Areas Ordinance.
- **Section 4:** Change the definition for “Policy” to read “A settled course of action, adopted and followed by a government institution, body, or individual. The standard way in which programs and activities are conducted to achieve an identified goal.”
- **Section 4 “Priority Species”:** Match the Critical Areas Ordinance definition.

- **Section 4:** Move the definitions found in 7.12.2 for “Rural Character”, “Rural Development”, “Rural Governmental Services or Rural Services”, Urban Growth”, Urban Growth Areas”, and “Urban Governmental Services or Urban Services” to the definition section.
- **Section 4, “Rural Lands”:** Match the Development Regulations Ordinance definition.
- **Section 4:** Add a definition for “Rural Service Areas”: Match the definition in the Development Regulations Ordinance.
- **Section 4:** Add “Salmonoid (fish): Any of various large food and game fish of the genus Salmo of northern waters which characteristically swim from salt sea water to fresh water to spawn. Ferry County has no ocean going fish.”
- **Section 4:** Add “Seasonal Population: That portion of the population, who because of employment or living habits do not reside in the county on a full-time basis and do not own land in the county.”
- **Section 4, “Solid Waste Handling Facility”:** Match the Development Regulations Ordinance. *(There is no definition for this in the Development Regulations Ordinance.)*
- **Section 4, “State Candidate”:** Match the definition in the Critical Areas Ordinance.
- **Section 4, “Urban Governmental Services,” “Urban Growth,” and “Urban Growth Areas”:** Match the definitions in the Development Regulations Ordinance.
- **Section 4, “Vacant/Underdeveloped Lands”:** Change “\$500” to “\$5,000”.
- **Section 4, “Wetland”:** Match definition in the Critical Areas Ordinance.

The meeting was adjourned at 8:45 pm.